

Coke Gearing

consulting

Chartered Surveyors

Dutch Barn & Grain Store, Bury
Farm, Bury Lane, Epping, Essex
CM16 5JA

Commercial Buildings and Yard
2,249 sq ft (209 sq m)
9,463 sq ft (879 sq m)

- Two steel framed former agricultural buildings
- Generous yard/compound space suitable for storage and operations
- Electrical systems recently upgraded
- Good access to major road links



To Let

WWW.COKEGEARING.CO.UK

LOCATION

Bury Farm is situated in an attractive rural yet highly accessible position on Bury Lane, just to the north of Epping in Essex. The property benefits from excellent connectivity, lying approximately 17 miles north-east of Central London and within close proximity to the M25 (Junction 26) and M11 (Junction 7), providing convenient access to the wider motorway network.

Bury Farm itself enjoys a quiet countryside setting while remaining well connected to surrounding commercial centres including Harlow, Loughton and Waltham Abbey. The location provides an ideal balance of accessibility and a secure, low-density environment suited to storage and business use. The estate is accessed via Bury Lane, a well-established route linking into the local road network and surrounding industrial and residential areas.



DESCRIPTION

Dutch Barn (Main Building)

A steel-framed former agricultural building extending to approximately 7214 sq ft, including a tower attachment. The unit benefits from a mezzanine level to one end, with office accommodation and WC facilities situated beneath.

The building offers flexible accommodation and would be well suited to trade counter or similar commercial uses (subject to any necessary consents).

Grain Store

A steel-framed commercial building extending to approximately 2,249 sq ft, suitable for storage, trade or similar uses (subject to planning, if required). Access is provided via four large roller shutter doors, together with a separate pedestrian entrance to the rear.

Externally

Both units benefit from a generous yard/compound area, providing ample space for storage, loading and operational use.

Additional Information

The electrical systems to both units have been recently upgraded.

Working Hours

7 am to 6 pm Monday to Saturday only.
No vehicles (apart from works vehicles) to be left on site overnight or at weekends

Accommodation	Sq ft (approx.)	Sq m (approx.)
Dutch Barn	7,214	670.20
Grain Store	2,249	209
Total	9,463	879.20

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently

TENURE

Available as a whole or as two separate units (subject to agreement); flexible lease terms available; mutual break clause to be included; no assignment provisions.

PRICE

Dutch Barn: £45,000 per annum
Grain Store: £18,000 per annum

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

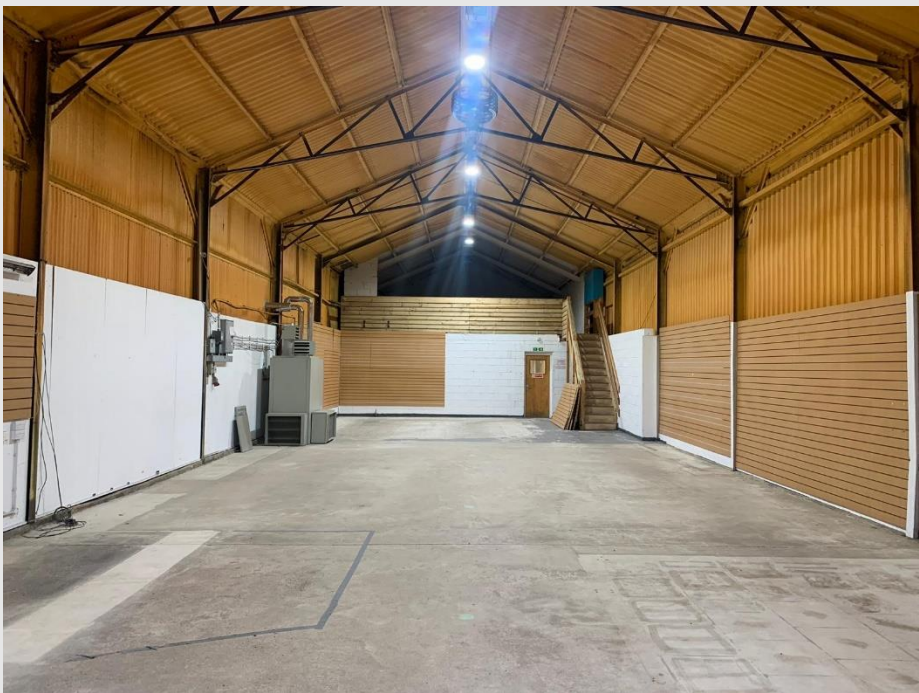
Dutch Barn: C - 71
Grain Store: D - 84

USE CLASS

Dutch Barn: B8 with trade counter

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.



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Details prepared on 30/04/26